



# HOLLY CROSSING

## Brandon, SD

Excellent Visibility on the #1 Corner in Brandon



112 East Holly Boulevard  
Brandon, SD 57005



size

1,506 sqft



price

\$15.00 / foot (NNN)  
Est. NNN = \$3.50



traffic

Holly Boulevard:  
7,500 cars per day  
Sioux Boulevard:  
5,000 cars per day



layout

Fantastic space with wide open floorplan to accommodate a wide variety of uses! Space includes in-suite restroom, backroom storage, mechanical room and rear entry.



location

Site is located on the northeast corner of Holly & Sioux Boulevards, the highest trafficked corner in Brandon. Holly Boulevard is the main commuter route to Sioux Falls.



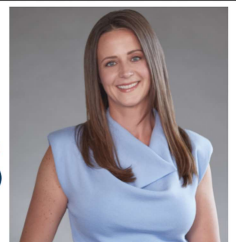
co-tenancy

Scooter's Coffee, Dollar General, B & G Milky Way Ice Cream, Chirosport, Casey's General Store, Edward Jones, Brandon Pharmacy, Brandon Elementary School

Information deemed reliable but not guaranteed.



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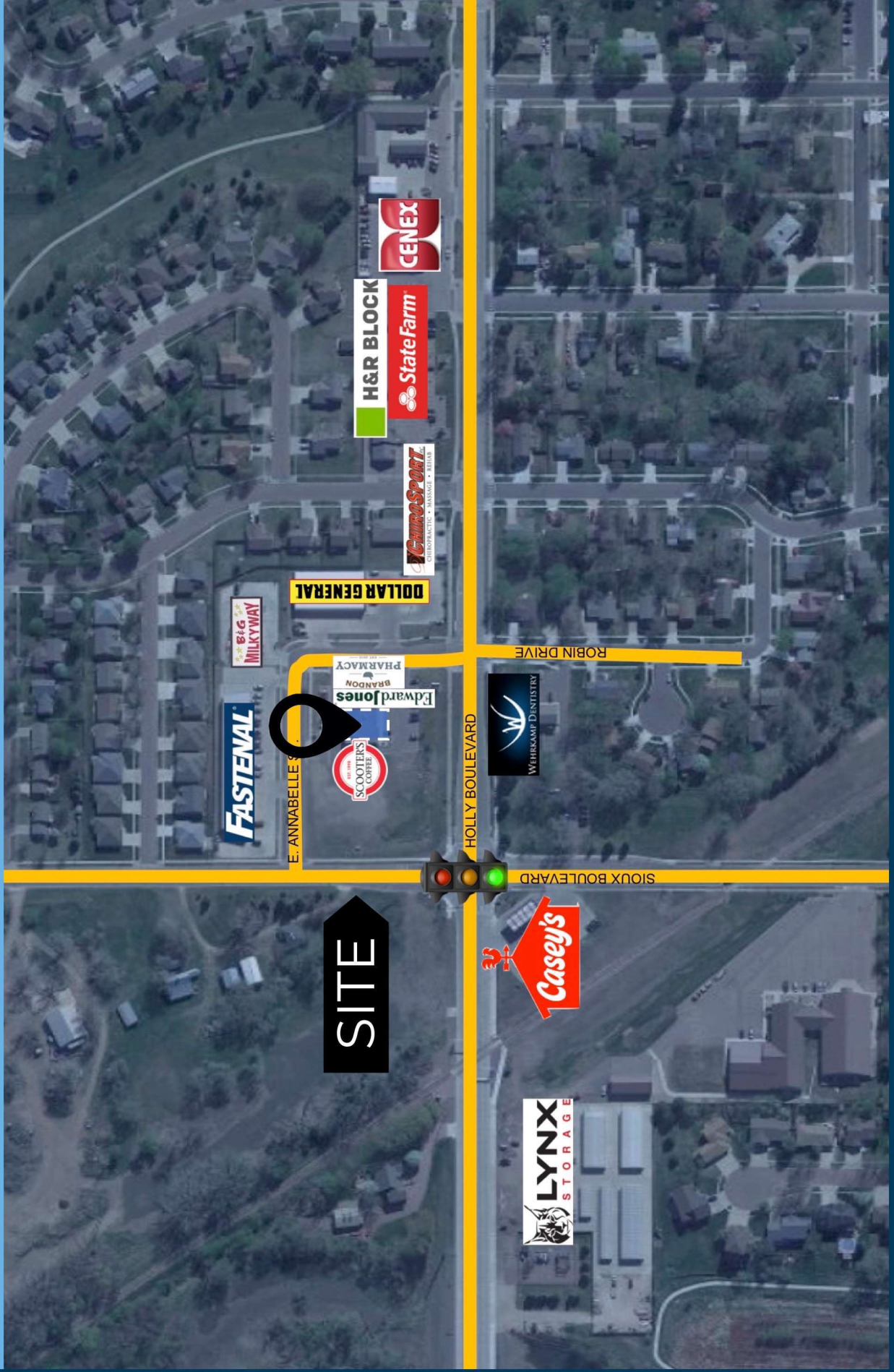


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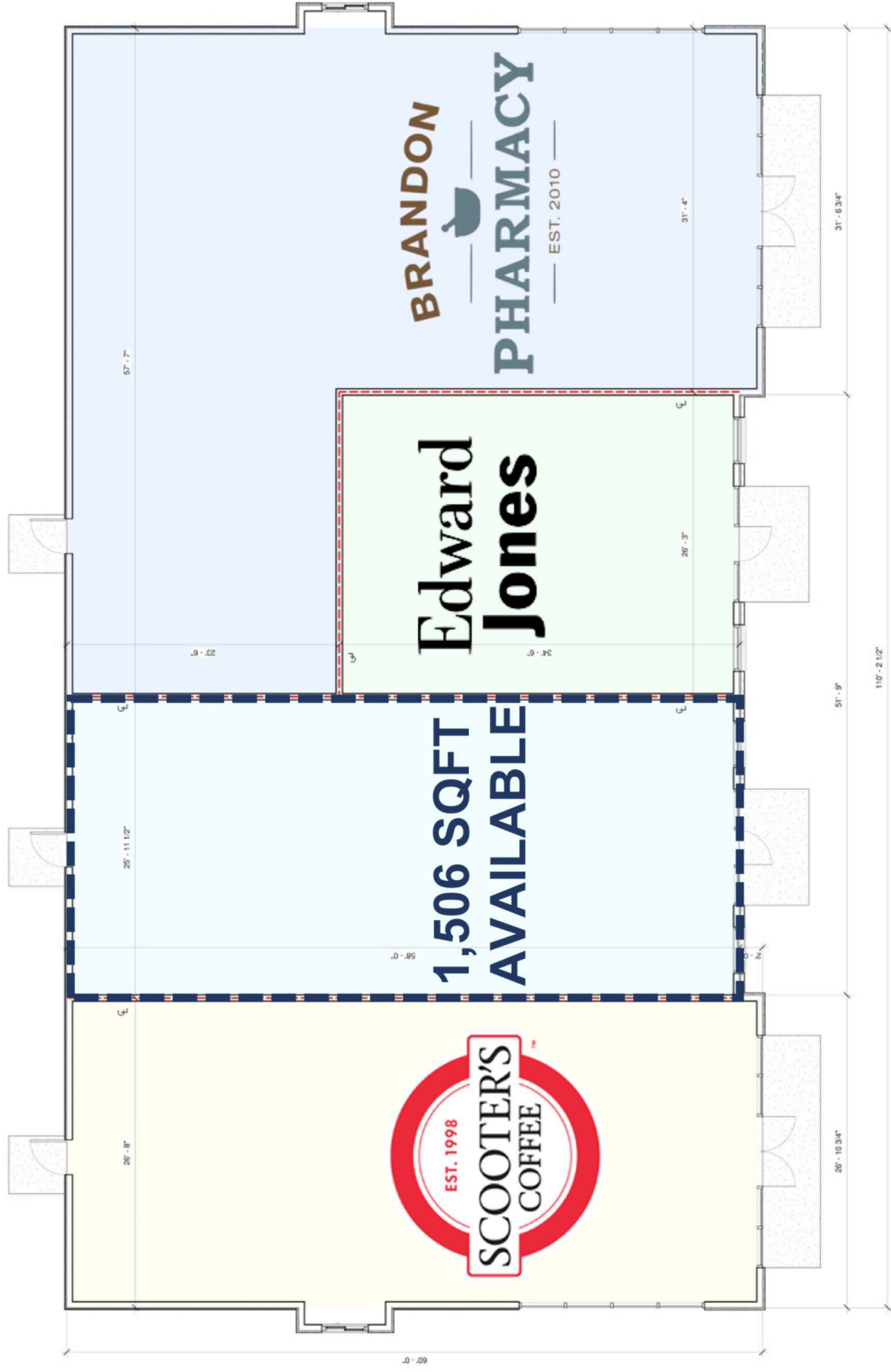
# AERIAL MAP



Site plan of a commercial building with the following features and dimensions:

- Building Footprint:**
  - Left side: **SCOOTER'S COFFEE** (EST. 1998)
  - Center: **Edward Jones**
  - Right side: **BRANDON PHARMACY** (EST. 2017)
  - Interior area: **1,506 SQFT AVAILABLE**
- Parking Areas:**
  - Top left: 05 spaces, 45' - 0"
  - Bottom: 04 spaces (36' - 0"), 02 HC spaces (24' - 0"), 02 spaces (18' - 0")
  - Total bottom width: 225' - 0" (25 spaces)
- Drive Thru:**
  - Location: Right side of the building
  - Length: 1342 SF
  - Width: 28' - 0"
- Other Features:**
  - TE** (Trash Enclosure) at the top right.
  - Retaining Wall** on the right side.
  - Dimensions:**
    - Overall width: 166.0'
    - Overall length: 225' - 0"
    - Other dimensions: 1' - 0", 10' - 0", 43' - 0", 5' - 0", 15' - 0", 3' - 0", 10' - 5.3", 66' - 0", 24' - 0", 18' - 0", 10' - 0", 28' - 0", 30.96'

# FLOOR PLAN





# PROPERTY PHOTOS



# BRANDON, SOUTH DAKOTA

## BY THE NUMBERS

POPULATION:

10,000



TRADE AREA POPULATION:

17,643

MEDIAN HOME VALUE:

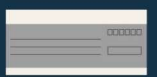
\$202,481



44% HIGHER THAN  
15 YEARS AGO!

MEDIAN HOUSEHOLD INCOME:

\$81,900



OVER 75% OF  
BRANDON RESIDENTS  
OWN THEIR OWN HOME



INTERSTATE

90

I-90 TRAFFIC COUNTS AT BRANDON

25,000 CARS

PER DAY



ABOUT **HALF** OF  
BRANDON HOUSEHOLDS ARE  
FAMILIES WITH CHILDREN

## BRANDON VALLEY HIGH SCHOOL

CONSISTENTLY RANKS #1 OR #2 IN EVERY  
SCHOLASTIC TESTING CATEGORY FOR SD  
SCHOOLS IN THEIR CLASS.



HAS EARNED NUMEROUS TITLES AND STATEWIDE  
RECOGNITION FOR THEIR ATHLETIC AND  
FINE ARTS PROGRAMS.

## MOST COMMON INDUSTRIES

